

## TOWNS WELL LOCATED

White Plains To Be Big Railroad Centre in Near Future.

## MOUNT VERNON ALLURING

New Rochelle Also One of the Most Delightful Suburban Places.

It does not seem possible that human efforts could have created a more artistic and better rural home town than White Plains. This is the county seat, in the centre of the town being the county courthouse and other public buildings.

From the heart of the greater city to this beautiful Westchester place is less than an hour's ride and every effort is being made by the railroads to lessen the running time of trains.

White Plains is so situated as to be destined to become one of the strongest inland cities of the state. It is going to be a great railroad centre.

In the near future it will be possible to travel to and from the city not only by one line of railroad but by two trunk lines, namely, the New York Central and the New York, Westchester & Boston. The New York, Westchester & Boston is owned by the New Haven.

From the heart of the town, extending in a northerly direction, is being built a line which is also going to bring within the great suburban area of the greater city one of the finest country sections near New York. This railroad will unite with the New York, Westchester & Boston at White Plains and will form a direct route from the greater Grand Central station and when the New York Connecting Railway bridge spans Long Island Sound, from 23d street and Seventh avenue to the Berkshire Hills, to Danbury and to many places north of White Plains and just west of the Ridgefield district of Connecticut.

In the last year there has been a marked increase in realty values of the principal business streets of White Plains and in some of its most charming home districts.

Mount Vernon has extended so rapidly

in all directions in recent years that it is almost part and parcel of the northerly section of the greater city. For years it has enjoyed splendid rapid transit facilities, being on the New York Central Railroad and the first station north of New York City on the New Haven road. It is being linked more securely to the newer rapid transit electric routes of the greater city. From Port Morris, in the southern district of The Bronx, the New Haven Railroad is building a six-track line which will have a spur extending to Mount Vernon and White Plains and another to New Rochelle.

Like every growing city Mount Vernon has a diversity of building characteristics. Within its borders will be found sections built for furnishing suitable homes for mechanics and other persons, and near by are some of the most substantial and costly villas just north of New York. The city has nearly every modern convenience in the way of public utilities possessed by old Manhattan. It has primary and grammar schools and splendid private institutions. Its police force is efficient.

## Natural Features Conserved.

Just northeast of Mount Vernon, situated in one of the most delightful parts of Westchester, is New Rochelle. For years New Rochelle has been the place of residence of many well known persons prominent in politics and business life of New York. Long ago this section of Westchester, and particularly in this town, were plans formulated and brilliantly carried out for conserving the natural charms of this high class residential region. The streets are wide and well kept, well lighted at night, and the big old trees which lined the roadways when this section was especially noted as a farming section are still standing and are carefully guarded from too progressive really men.

New Rochelle is a place where a person may enjoy to his utmost yachting and other aquatic sports on Long Island Sound or ideal country life outdoors somewhat remote from the shore front. From the Sound the land rises rapidly, and just north of the old town limits there are a series of high class residential sections, some of which are widely noted for their villas on acreage plots.

New Rochelle is one of the principal stations on the main suburban line of the New Haven road. It is also the northerly terminal of the Harlem division of the New York, New Haven & Hartford, and trains will soon be running from the city to this place over the six-track route being built by the New Haven from Port Morris through the easterly sections of The Bronx.

## SEEK HOMES ON LONG ISLAND.

"There has been a remarkable awakening of interest in Long Island real estate," said A. L. Oppenheim, vice-president of the McKnight Realty Company, yesterday. "In the last month our office has received twice as many inquiries for homes and home sites as in the corresponding period of last year."

We have closed some large sales with building operators on our various developments in the past few weeks, and have many more pending. Our policy, however, permits us to do business with only a few of them, as we have a very rigid standard respecting builders' reputations and ability to build houses beyond reproach. We permit only the best of them to build on our properties, and we believe that our success in building up desirable home colonies is directly due to this fact. The public has learned that houses built on our properties are dependable in every way, and they are, therefore, readily sold. We anticipate that the demand for good houses this spring and summer will exceed that of any previous year without exception."

## REALTY NOTES.

The reported sale of the property No. 43 to 47 West 24th street is denied by the owner, Hugo D. Rosendorf.

Jacob Leitner was the broker in the sale of the block front on Westchester avenue, from Simpson to Fox street, to Sonn Brothers, reported in yesterday's Tribune. The property was held at \$30,000. The prospective buyer was held at \$75,000.

Sawson & Hobbs were the brokers in the sale of Nos. 124 and 125 Amsterdam avenue for Edna J. Israel to Albert Zimmerman.

Bauman & Ringler have opened an office in the Fifth Avenue Building for the transaction of general real estate business.

John J. Kavanagh was the broker in the sale of No. 94 Park avenue, reported recently.

Alexander S. Kempner, of Louis Kempner's office, negotiated the lease of the property at the northwest corner of Broadway and 96th street to William Fox as the site for a new theatre.

M. & L. Hess have been appointed sole agents of the two story and basement fireproof building at No. 113 to 116 West 23d street.

## NEW HOMES FOR BEACHURST.

The Shore Acres Realty Company has arranged for the erection of seven modern villas on its new development at Beachurst, which is eleven miles from the Pennsylvania-Louisiana station, at 23d street and Seventh avenue. Beachurst affords one of the best bathing beaches on Long Island. It is also an all-the-year round resort for commuters who desire to reach this city within thirty minutes. The Long Island Railroad, on the completion of the electrification of the system, will run trains in eighteen minutes to and from the company's property.



THE NEW ROCHELLE TRUST COMPANY'S HOME, IN MAIN STREET, NEW ROCHELLE.

## MANY ESTATES AT AUCTION.

## Tenement and Dwelling Houses To Be Sold on Tuesday.

Joseph P. Day will hold a special sales day next Tuesday in the Vesey street saleroom, Nos. 14 and 15 Vesey street, when he will offer for various estates the following lot properties:

Estate of Dorothy A. Conklin, Nos. 21 and 23 Grand street and No. 17 Sullivan street, to be offered as one parcel; three story brick tenement houses on plot 30.8 feet in Grand street, 70 feet deep, and 27 feet in Sullivan street, by 57 feet deep.

Under the same date Mr. Day will offer the southwest corner of Seventh avenue and 35th street, two four story and basement brick tenement houses, to be sold as one parcel, on a plot 35.6x26.6 feet; No. 50 and 52 East 10th street, two five story brick double tenement houses, on a plot 25x100.11 feet each. On the same day Mr. Kennedy will sell No. 18 West 4th street, 237 feet east of Times Square, a four story brownstone dwelling house, on a plot 16.8x100.4 feet. Also the southeast corner of Lexington avenue and 117th street, being No. 1875 Lexington avenue and Nos. 154 and 156 East 117th street, three story brick dwelling houses, on plot 23x100.11 feet.

On Wednesday next Bryan L. Kennedy will sell at auction in the Exchange Saleroom, No. 11 Vesey street, for the estate of Emily C. Kavanagh, No. 16 West 47th street, 200 feet west of Fifth avenue, the four story brownstone dwelling house, unrestricted, on a plot 29x100.6 feet. For the estate of Fermecio A. Vivanti, Nos. 50 and 52 East 10th street, two five story brick double tenement houses, on a plot 25x100.11 feet each. On the same day Mr. Kennedy will sell No. 18 West 4th street, 237 feet east of Times Square, a four story brownstone dwelling house, on a plot 16.8x100.4 feet. Also the southeast corner of Lexington avenue and 117th street, being No. 1875 Lexington avenue and Nos. 154 and 156 East 117th street, three story brick dwelling houses, on plot 23x100.11 feet.

George Ranger has resold for Randolph H. Macdonald the plot of about five lots at the north corner of Central Park West and 16th street for about \$30,000. The purchaser is Edgar A. Levy, who plans to erect on the site a high class apartment building.

Mr. Levy has been identified with the bank building, running to 1913. The sale is for cash, the seller agreeing to take a purchase money mortgage for a long term of years in part payment.

With this property, the City Investing Company now holds, through its subsidiary companies, three Broadway corners below Fulton street, viz.: The southwest corner of Broadway and Dey street, 38x100 feet, with a new six story building thereon; the City Investing Building and the Wessell Building, at Cortlandt street and Broadway, being 94 feet on Broadway by 35 feet in Cortlandt street to Church street, and the entire east side of Church street from Liberty street to Cortlandt street.

George Ranger has resold for Randolph H. Macdonald the plot of about five lots at the north corner of Central Park West and 16th street for about \$30,000. The purchaser is Edgar A. Levy, who plans to erect on the site a high class twelve story apartment building.

Mr. Levy has been identified with several important apartment house operations on the upper West Side and on Washington Heights.

The Central Park West plot has a frontage of 108 feet on the park and 120 feet in 16th street. It was recently acquired by Mr. Macdonald from Daniel A. Loring in a trade for the twelve story loft building at 29 West 3rd street.

A syndicate composed of A. L. Mandel and Co., Heilher & Wolf and Daniel B. Freedman has purchased No. 24 to 26 West 42d street from Jefferson M. Levy.

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